

168.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

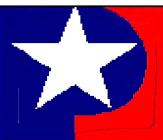
817,700 / 817,700

USE VALUE:

817,700 / 817,700

ASSESSED:

817,700 / 817,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
61		RHINECLIFF ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	AKATSU RITSUKO & TAKAHIRO/ TRS	
Owner 2:	RITSUKO AKATSU REVOCABLE TRUS	
Owner 3:	TAKAHIRO AKATSU REVOCABLE TR	
Street 1:	61 RHINECLIFF ST	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02476	Type:
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PREVIOUS OWNER	
Owner 1:	AKATSU RITSUKO -
Owner 2:	AKATSU TAKAHIRO -
Street 1:	61 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 1937 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
101		6000.000		397,700				420,000		817,700					
Total Card		0.138		397,700				420,000		817,700		Entered Lot Size			
Total Parcel		0.138		397,700				420,000		817,700		Total Land:			
Source:		Market Adj Cost				Total Value per SQ unit /Card:		422.26		/Parcel: 422.26		Land Unit Type:			

PREVIOUS ASSESSMENT										Parcel ID		168.0-0005-0004.0				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2022	101	FV	397,700	0	6,000.	420,000	817,700		Year end	12/23/2021						
2021	101	FV	385,700	0	6,000.	420,000	805,700		Year End Roll	12/10/2020						
2020	101	FV	385,800	0	6,000.	420,000	805,800	805,800	Year End Roll	12/18/2019						
2019	101	FV	292,900	0	6,000.	420,000	712,900	712,900	Year End Roll	1/3/2019						
2018	101	FV	292,900	0	6,000.	354,000	646,900	646,900	Year End Roll	12/20/2017						
2017	101	FV	292,900	0	6,000.	324,000	616,900	616,900	Year End Roll	1/3/2017						
2016	101	FV	289,700	0	6,000.	276,000	565,700	565,700	Year End	1/4/2016						
2015	101	FV	282,600	0	6,000.	240,000	522,600	522,600	Year End Roll	12/11/2014						

SALES INFORMATION		TAX DISTRICT		PAT ACCT.												
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
AKATSU RITSUKO,	74172-570	1	2/24/2020	Convenience		99	No	No								
LEE VINCENT P J	35585-147		5/31/2002			435,000	No	No								
CARUSO JULIA	27965-342		12/11/1997			203,500	No	No	Y							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
7/24/2014	890	Addition	30,000			G9	GR FY09		7/27/2018	MEAS&NOTICE	HS	Hanne S			
8/7/2007	665	Redo Bas	19,760	C		G6	GR FY06	CONVERT GARAGE TO	7/28/2014	Info Fm Prmt	PC	PHIL C			
4/22/2003	302	Alterati	15,000	C				16 REPLACEMENT WIN	2/19/2009	Meas/Inspect	372	PATRIOT			
8/26/2002	757	New Wind	8,500	C					8/8/2005	Permit Visit	BR	B Rossignol			
7/9/2001	462	Addition	2,500	C				5X6 BATH ADDITION	9/12/2002	MLS	MM	Mary M			
6/22/1998	405	Wood Dec	1,500					13X20 WDK	5/22/2002	Permit Visit	PM	Peter M			
12/29/1997	759		4,000					5X10 ADDITION TO K	12/17/1999	Mailer Sent			264	PATRIOT	
									12/7/1999	Measured			GP		
									1/1/1982						

Sign: VERIFICATION OF VISIT NOT DATA / / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000	Sq. Ft.	Site			0	70.	1.00	7								420,000						420,000		

**EXTERIOR INFORMATION**

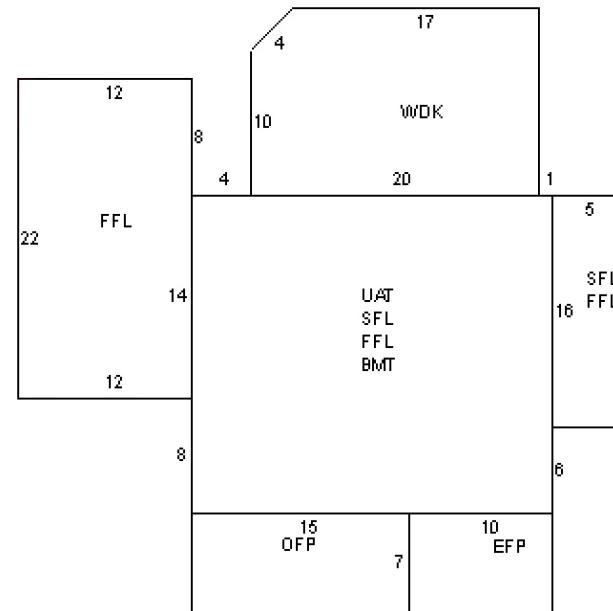
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

Comments:	
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**SKETCH****GENERAL INFORMATION**

Grade:	B- - Good (-)
Year Blt:	1932
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G17
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	130.00
Size Adj.:	1.33897638
Const Adj.:	0.98990101
Adj \$ / SQ:	172.309
Other Features:	75500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488629
Depreciation:	90885
Depreciated Total:	397744

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00
Special Features:	0
Final Total:	397700
Val/Su SzAd:	260.96

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00
Special Features:	0
Final Total:	397700

**PARCEL ID**

168.0-0005-0004.0

**SKETCH****IMAGE**

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: